



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc. dba Trane  
4520 S. Coach Drive  
Tucson, AZ 85714-3420  
Phone: (520) 748-1234  
Fax: (520) 748-1492

October 02, 2012

Alex Roman  
Tucson Unified School District 1  
2210 E 33rd St  
TUCSON, AZ 85713  
(520) 225-4607  
alex.roman@tusd1.org

Site Address:  
Vail Middle School  
5350 E 16th Street  
TUCSON, AZ 85711  
United States

Attention: Alex Roman

Project Name: Tucson USD Vail Middle School Turnkey Chiller Installation

We are pleased to offer you this proposal for performance of the following services for the Equipment listed. Services will be performed using Trane's Exclusive Service Procedure to ensure you get full benefit of our extensive service experience, coupled with the distinct technical expertise of an HVAC Equipment manufacturing leader. Our innovative procedure is environmentally and safety conscious, and aligns expectation of work scope while providing efficient and productive delivery of services.

#### Scope of Service

We propose to perform a turnkey installation of the 250 ton air cooled RTAC chiller including removal of the existing Mc Quay chiller. This installation will include disconnection of existing chiller, crane and rigging for removal and setting new chiller, making piping modifications and connection to new chiller. The existing electrical circuit will be re-connected to the new chiller. This will include start up and check out for proper operation.

**Includes two year warranty on parts, labor and refrigerant.**

We will:

- Use existing sound attenuation measures
- If additional sound attenuation is required, that can be provided at additional costs
- No code updates

PLEASE NOTE: Connection to your BAS building control system is not included!

#### Pricing and Acceptance

Total Price: .....\$ 120,788.70 USD

ADD ON for 3<sup>rd</sup> through 5<sup>th</sup> year warranty on parts, labor, and refrigerant: \$ 7,850.00

#### Clarifications

1. Applicable taxes are not included and will be added to the invoice.
2. Any service not listed is not included.
3. Work will be performed during normal Trane business hours.
4. This proposal is valid for 30 days from October 02, 2012.

\$ 120,638.20  
7,608.97 TAX  
TOTAL \$ 136,247.68  
\$ 140,344.82?

I appreciate the opportunity to earn your business, and look forward to helping you with all of your service needs.  
Please contact me if you have any questions or concerns.

Sincerely,

Peter Jacobs  
Account Manager  
Cell: (520) 610-8489

**This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions —  
Quoted Service.**

CUSTOMER ACCEPTANCE

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Printed Name

Title \_\_\_\_\_

Purchase Order \_\_\_\_\_

Acceptance Date \_\_\_\_\_

Trane License Number: \_\_\_\_\_

Roman, Alejandro

---

**From:** Roman, Alejandro  
**Sent:** Wednesday, October 03, 2012 8:49 AM  
**To:** 'Jacobs, Peter'  
**Cc:** Popken, Bernard  
**Subject:** RE: Shipping lead time on chiller for Vail Middle School

Thank you.

Alex Román  
HVAC Supervisor  
Engineering, Facilities & Planning  
[alex.roman@tusd1.org](mailto:alex.roman@tusd1.org)  
Please email all work order issues  
include work order number

---

**From:** Jacobs, Peter [<mailto:PETER.JACOBS@TRANE.COM>]  
**Sent:** Wednesday, October 03, 2012 8:47 AM  
**To:** Roman, Alejandro  
**Cc:** Popken, Bernard  
**Subject:** Shipping lead time on chiller for Vail Middle School

Alex,

The factory lead time on the 250 ton chiller is six weeks from receipt of order.  
This chiller is built in Pueblo, Colorado, and the delivery time is two days.

Please let me know if you need anything else.

Thank you,

**Pete Jacobs**  
**Account Manager**  
**Southwest Trane**  
**4520 South Coach Drive**  
**Tucson, AZ 85714**  
**(520) 748-1234, ext. 105**  
**(520) 748-1492 Fax**  
**(520) 610-8489 Mobile**  
**e-mail: [peter.jacobs@trane.com](mailto:peter.jacobs@trane.com)**

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**Pueblo  
Mechanical &  
Controls, Inc.**

**BID – Alice Vail Middle School Chiller Replacement**

**From:** Pueblo Mechanical and Controls, Inc.

**Date:** 9-25-2012

Attn: Alex Roman  
Tucson Unified School District  
1010 E. 10<sup>th</sup> street  
Tucson, AZ 85719  
1-520-590-0230

Dear Alex,

Pueblo Mechanical and Controls is pleased to provide the following proposal for replacement of One (1) chiller at Alice Vail Middle School:

- Remove and properly dispose of existing chiller per EPA guidelines
- Provide and install 1 Carrier model #30RBX25064-L-L, 250 ton nominal capacity, three circuit packaged air cooled chiller
- Chilled water piping as required connecting to existing piping with grovlock piping system components back to existing valves exterior to mechanical room nearest chiller
- Provide and install chilled water pipe insulation and outdoor piping with aluminum wrap
- Install necessary electrical from new chiller to existing disconnect with new fuses
- Crane and rigging service as required
- System startup and run test
- 2 year parts and labor warranty

**We Exclude The Following:**

- Repair or replacement of any existing device to be found inoperable

**Note # 1-Lead time is currently 7-8 weeks from factory**

**Note # 2- Progress billing authorized when/if required due to project timeline**

|  |                      |
|--|----------------------|
| Complete material, service, and labor sub total: | \$ 131,156.75        |
| Mandated applicable taxes (5.915%):              | \$ 7,757.92          |
| Bonding :  | \$ 1,736.43          |
| <b>Total Cost:</b>                               | <b>\$ 140,651.10</b> |

*total = \$ 143,878.32 ✓*

**ALL PRICES QUOTED ABOVE ARE GOOD FOR 90 DAYS**

6771 E. Outlook Dr. • Tucson, AZ 85756 • Office - (520) 545-1044 • Fax - (520) 545-1048  
www.pueblo-mechanical.com  
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**Design Build HVAC Specialists!**

**Extended warranty Add on Alternate**  
2<sup>nd</sup> thru 5<sup>th</sup> year compressor parts only warranty

|                                    |                    |
|------------------------------------|--------------------|
| Extended Warranty                  | \$ 3,046.99        |
| Mandated applicable taxes (5.915%) | \$ 180.23          |
| Bonding:                           | \$ 0.00            |
| <b>Total Cost:</b>                 | <b>\$ 3,227.22</b> |

We look forward to providing this important service please call if you have any questions.

Sincerely,

**Lee Heller**

520-403-3728 Mobile

520-545-1044 Office

520-545-1048 Fax

[lee@pueblo-mechanical.com](mailto:lee@pueblo-mechanical.com)

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

|            |                 |            |
|------------|-----------------|------------|
| Name _____ | Signature _____ | Date _____ |
|------------|-----------------|------------|

Due to the high cost of equipment and/or extended nature of this project progress billing may be required; if a purchase order is created for this project the owner agrees to accept progress billing for demonstrated and verifiable completed work and/or arrival of equipment items pending installation.

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Revised  
Rec'd 10/9/12 2:43 pm

# Proposal

- ADDITIONAL PROJECT INFORMATION

License #:

77049

Phoenix District

To: Alex Roman

HVAC Supervisor

Tucson Unified School District

1010 E. 10th Street

Tucson, AZ

Phone: 520-891-0230

Email:

Model: AGS 250 replacement

Date: October 4, 2012

Site Name: Alice-Vail Middle School

Description:

Install McQuay Scroll chiller

Proposal #: MP-RR100412

- Provide all labor and materials to install (1) McQuay AWS250 B Chiller.
- To include:
- McQuay Screw chiller.
- Includes standard (2) year parts and labor warranty.
- Additional 3-5 year extended warranty parts only entire unit.
- (2) screw compressors.
- Lead time 10 weeks from date of order to job site.

## Excludes

1. Permits and taxes.
2. Any structural changes.
3. Engineered drawings.
4. Anything not included in this proposal

\$155,674.57 (Cost + Tax)

Phoenix Service  
2330 W. Mission Lane, #15  
Phoenix, AZ 85021  
Phone (602) 997-0622  
Fax (602) 997-0670

**McQuay**  
Air Conditioning  
Factory Service

# Proposal

License #: 77049

**Phoenix District**

To: Alex Roman  
HVAC Supervisor  
Tucson Unified School District  
1010 E. 10th Street  
tucson, AZ

Phone: 520-891-0230

Email:

Model: AGS 250 replacement

Date: October 4, 2012

Site Name: Alice-Vail Middle School

Description: *Install McQuay Scroll chiller*

Proposal #: MP-RR100412

**McQuay Factory Service respectfully submits the following solution for your review and approval:**

We will provide labor and materials to perform the following:

- Provide all labor and materials to install (1) McQuay AWS250 B Air Cooled Scroll Chiller.
- Scope of work is attached.
- A complete time frame will be done at time of acceptance.
- Work to be invoiced in 3 parts.

Feel free to contact me if you have any questions or concerns regarding the information contained in this proposal. If you would like us to proceed with the solution presented above, sign the acceptance line below (including PO# if applicable) and return a copy by fax or mail so that we can begin to mobilize our efforts to complete the project as quickly as possible. We appreciate the opportunity to provide you with this solution and look forward to working with you on this and other projects in the future.

Sincerely,  
McQuay Factory Service

Rosanne Raichi  
Service Sales Solutions  
Ph: 602-315-1970  
Fax: 602-997-0670  
Email: [rosanne.raichi@mcquay.com](mailto:rosanne.raichi@mcquay.com)

**Phoenix Service**  
2330 W. Mission Lane, #15  
Phoenix, AZ 85021  
Phone (602) 997-0622  
Fax (602) 997-0670

**McQuay**<sup>™</sup>  
Air Conditioning  
Factory Service

# Proposal

## - MILESTONE BILLING INFORMATION

License #: 77049

Phoenix District

To: Alex Roman  
HVAC Supervisor  
Tucson Unified School District  
1010 E. 10th Street  
tucson, AZ

Phone: 520-891-0230

Email:

Model: AGS 250 replacement

Date: October 4, 2012

Site Name: Alice-Vail Middle School

Description:

Install McQuay Scroll chiller

Proposal #: MP-RR100412

Per this agreement, payments shown below shall be made as per the following Milestones and their respective billing amounts. Each amount shall be invoiced at the completion of each milestone period and shall constitute Customer's acceptance of the Work. All payments are due upon receipt.

|                              |               |
|------------------------------|---------------|
| MOBILIZATION CHARGES         | \$ 49,350.00  |
| EQUIPMENT TO PREMISE CHARGES | \$ 49,350.00  |
| EQUIPMENT INSTALLED CHARGES  | \$ 49,350.00  |
| TOTAL PROJECT COST CHARGES   | \$ 148,050.00 |
| TAX NOT INCLUDED (5.915%)    | \$ 7,624.57   |

\$ 148,050 Cost  
+ 7,624.57 TAX  
\$ 155,674.57 TOTAL

### DEFINITIONS:

Mobilization Costs covers, submittal preparation, engineering costs, site preparation (demolition and removing of old equipment), any storage costs and costs related with movement of personnel and equipment or operations that must be performed or costs incurred prior to the actual installation of equipment.

Equipment to Premises indicates successful delivery, inspection and acceptance of equipment by customer or his agent at installation site.

Equipment install denotes that the unit has been set, all rigging, piping connections, electrical connections and control work, under the direct supervision of McQuay, has been successfully and satisfactorily completed.

Phoenix Service  
2330 W. Mission Lane, #15  
Phoenix, AZ 85021  
Phone (602) 997-0622  
Fax (602) 997-0670

**McQuay**  
Air Conditioning  
Factory Service



# Proposal

Phoenix District

## Exceptions/Exclusions:

1. See scope of work.

This proposal expires on: **December 3, 2012**

## Investment Amount and Billing Terms:

| <u>Total Investment Required to Implement the Proposed Solution</u> |  |
|---|--|
| <b>\$148,050.00</b>   | <b>One Hundred Forty Eight Thousand Fifty Dollars and No Cents</b> |

## Billing/Payment Terms\*:

\*All billings are due immediately upon receipt

**Billed per accepted schedule of values (SOV)**

Pricing and acceptance are based upon the Terms and Conditions which are attached.

This proposal is being submitted by McQuay International (hereinafter also referred to as "McQuay Factory Service".)

## Accepted By:

**Tucson Unified School District**

**Alex Roman**

(Full Legal Name of Customer)

(Signature)

**HVAC Supervisor**

(Title)

Date: \_\_\_\_\_

Customer PO #:

## Submitted By:

**McQuay Factory Service**

**Rosanne Raichi**

(Full Legal Name of McQuay Factory Service Representative)

(Signature)

**Service Solutions Representative**

(Title)

Date: **October 4, 2012**

Proposal # MP-RR100412

**Phoenix Service**  
2330 W. Mission Lane, #15  
Phoenix, AZ 85021  
Phone (602) 997-0622  
Fax (602) 997-0670

**McQuay**  
Air Conditioning  
Factory Service



10/2

**PROPOSAL – Vail Middle School Emergency Chiller Rental**

From: Pueblo Mechanical and Controls, Inc.

Date: 9/21/12

Attn: Alex Roman  
TUSD Maintenance  
1010 E 10<sup>th</sup> street  
Tucson, Az 85719  
520-591-0230

1

Vail M.S.  
W/O # 2156673  
Emply - Edward & Leon  
# 019805  
\*WALK\*

Dear Alex,

Pueblo Mechanical and Controls is pleased to provide the following scope for the Rental Chiller Services at Vail Middle School. Pueblo Mechanical will provide a 150 ton trailer mounted chiller from Empire. Empire Power Systems and Pueblo Mechanical will perform start up of the chiller as well as building integration. Pueblo Mechanical will provide labor to perform final connections to the chiller.

**EQUIPMENT:**

150 ton Air Cooled Chiller  
200' supply and return hose  
4 – 4/0 75' electrical cable with pigtails  
Trailer

Increase needed  
before 10/26!!

**We Exclude The Following:**

- Repair or replacement of any existing device to be found inoperable.

|   |             |
|---|-------------|
| Monthly material, service, and labor sub total: | \$13,445.65 |
| Mandated applicable taxes (5.915%):             | \$ 795.31   |
| Bonding:  | \$ 0.00     |

Total Monthly Cost: \$14,240.96

Note; Chiller can be delivered on site with in 4 to 6 hours from issuance of PO,

Note: Progress billing authorized when/if required due to project timeline

All projects over \$50,000 must be individually bonded, projects under this amount are at the discretion of the customer, by accepting this proposal you agree to waive bonding for this project. If you require bonding please contact Pueblo Mechanical immediately and we will provide quote for the bonding amount.

We look forward to providing this important service please call if you have any questions.

**ALL PRICES QUOTED ABOVE ARE GOOD FOR 30 DAYS**

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Req # 048652



2 of 2

Sincerely,

Mark Christensen  
520-545-1044 520-545-1048  
[mark@pueblo-mechanical.com](mailto:mark@pueblo-mechanical.com)

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

|      |           |      |
|------|-----------|------|
| Name | Signature | Date |
|------|-----------|------|

Due to the high cost of equipment and/or extended nature of this project progress billing may be required; if a purchase order is created for this project the owner agrees to accept progress billing for demonstrated and verifiable completed work and/or arrival of equipment items pending installation.

**ALL PRICES QUOTED ABOVE ARE GOOD FOR 30 DAYS**

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Trane U.S. Inc. dba Trane  
4520 S. Coach Drive  
Tucson, AZ 85714-3420  
Phone: (520) 748-1234  
Fax: (520) 748-1492

September 21, 2012

Alex Roman

Tucson Unified School District 1  
2210 E 33rd St  
TUCSON, AZ 85713  
(520) 225-4607  
alex.roman@tusd1.org

Site Address:  
Vail Middle School  
5350 E 16th Street  
TUCSON, AZ 85711  
United States

Attention: Alex Roman

Project Name: Tucson USD Vail Middle School Chiller Rental

We are pleased to offer you this proposal for performance of the following services for the Equipment listed. Services will be performed using Trane's Exclusive Service Procedure to ensure you get full benefit of our extensive service experience, coupled with the distinct technical expertise of an HVAC Equipment manufacturing leader. Our innovative procedure is environmentally and safety conscious, and aligns expectation of work scope while providing efficient and productive delivery of services.

#### Scope of Service

We propose to furnish and install one Trane 155 ton air cooled rental chiller for a period of three months. This installation will require TUSD to clear and level the fenced in area outside of the existing chiller area. Trane will deliver and set in place the rental chiller, disconnect the chilled water loop on the existing chiller, and make the temporary piping connections. Trane will supply the electrical whip pigtail connections that will have to be tied into your electrical system. This tie in is to be performed by either TUSD electrical personnel or a licensed electrician. The electrical tie in is not included in this proposal.

**This rental pricing is based on a three month rental term.**

A certificate of insurance will be required from TUSD for this rental.

The proposal breaks down as follows:

Labor for Installation and removal: \$ 9,280.00  
Crane & Rigging (install and remove) \$ 3,000.00  
Freight: \$1,850.00  
3 months chiller rental @ \$ 7,683.12 = \$ 23,049.36  
Taxes: \$ 2,411.06  
TOTAL: \$ 39,590.42

\* 1-month (cont'd)  
\$ 21,813.12

Vail M.S.  
W/O # 2156673  
EWH - Edward Leon  
# 019805

Roman, Alejandro

---

**Subject:** FW: Vail M S pictures

**Importance:** High

**Initial contact below.**

**From:** Roman, Alejandro

**Sent:** Thursday, September 20, 2012 10:19 AM

**To:** 'Faddis, Mikel R.'

**Subject:** RE: Vail M S pictures

Good morning Mike,

I want to first thank McQuay for their interest in providing a proposal for the repairs at Vail. It seems that we have multiple issue with the west chiller. Although the # 2 circuit has failed, I'm wondering if moisture had a part on its failure. Was an oil sample taken from the # 2 circuit as well? I would also like to ask if you would please provide me with a proposal for a Rental chiller as well.

Thank you

Alex Román  
HVAC Supervisor  
Engineering, Facilities & Planning  
[alex.roman@tUSD1.org](mailto:alex.roman@tUSD1.org)  
Please email all work order issues  
Include work order number

---

**From:** Roman, Alejandro

**Sent:** Tuesday, September 25, 2012 11:10 AM

**To:** Raichl, Rosanne

**Cc:** Roman, Alejandro

**Subject:** FW: Vail M S pictures

**Importance:** High

Good morning Rosanne,

I know we talked about the Rental chiller proposal earlier, it is imperative that the proposal be in by noon today, otherwise I will consider McQuay's RFP a no bid.

Thanks

*Did not receive a proposal from McQuay. 12:06 pm*

---

Alex Román  
HVAC Supervisor

Roman, Alejandro

McQuay International

**From:** Roman, Alejandro  
**Sent:** Tuesday, September 25, 2012 12:07 PM  
**To:** Roman, Alejandro  
**Subject:** FW: Vail M S pictures  
**Importance:** High

3

NO BID

---

**From:** Roman, Alejandro  
**Sent:** Tuesday, September 25, 2012 11:10 AM  
**To:** Raichl, Rosanne  
**Cc:** Roman, Alejandro  
**Subject:** FW: Vail M S pictures  
**Importance:** High

Good morning Rosanne,

I know we talked about the Rental chiller proposal earlier, it is imperative that the proposal be in by noon today, otherwise I will consider McQuay's RFP a no bid.

Thanks

**Did not receive a proposal from McQuay. 12:06 pm**

Alex Román  
HVAC Supervisor  
Engineering, Facilities & Planning  
[alex.roman@tusd1.org](mailto:alex.roman@tusd1.org)  
Please email all work order issues  
Include work order number

---

**From:** Roman, Alejandro  
**Sent:** Tuesday, September 25, 2012 9:36 AM  
**To:** 'Faddis, Mikel R.'  
**Cc:** Roman, Alejandro  
**Subject:** FW: Vail M S pictures  
**Importance:** High

FYI,

Vail M.S.  
w/o # 2156673  
Engr. Edward Leon  
# 019805

Alex Román  
HVAC Supervisor  
Engineering, Facilities & Planning  
[alex.roman@tusd1.org](mailto:alex.roman@tusd1.org)  
Please email all work order issues  
Include work order number